



### BOARD OF ADJUSTMENT

### AGENDA

**FRIDAY, JUNE 4, 2010**

**9:00 A.M.**

CITY COMMISSION CHAMBERS, THIRD FLOOR  
1700 CONVENTION CENTER DR., MIAMI BEACH, FLORIDA

**A. RE-HEARING (DUE TO ERROR IN NOTICING)**

1. **FILE NO. 3458**      **LA GORCE COUNTRY CLUB, INC.  
5685 ALTON ROAD  
PORTION OF THE SOUTHEAST ¼ OF SECTION  
15, TOWNSHIP 53 SOUTH, RANGE 42 EAST AND  
A PORTION OF LOTS 5, 6, 7, 8 AND 9, IN BLOCK  
9, OF "LA GORCE-GOLF-SUBDIVISION",  
PLAT BOOK 14, PG 43;  
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to build a one-story tennis center at the existing La Gorce Country Club.

1.      A variance to waive 31'-0" of the minimum required setback from Alton Road of 125'-0" in order to build the structure at 94'-0" from the property line facing Alton Road.

**B. PROGRESS REPORT**

2. **FILE NO. 3370**      **PLAZA HOTEL, LLC.  
418-422 & 426 MERIDIAN AVENUE  
LOT 3-4, BLOCK 75 OF OCEAN BEACH ADDITION  
NO. 3, PLAT BOOK 2, PG 81;  
MIAMI-DADE COUNTY, FLORIDA**

The applicant will present a progress report associated with the approval of a modification/extension of time granted on November 6 2009, regarding the construction of a new, four-story structure. The progress report is required to address possible violations of the conditions of the variance order.

**C. EXTENSION OF TIME**

3.     **FILE NO. 3379**     **PROJECT MADISON, LLC.  
304-312 OCEAN DRIVE  
LOT 8, LESS THE SOUTHEASTERLY  
15 FEET THEREOF, IN BLOCK 4,  
OF OCEAN BEACH, FLORIDA,  
PLAT BOOK 2, PG 38, MIAMI-DADE COUNTY,  
FLORIDA AND LOT 7, LESS THE EASTERLY 12  
FEET THEREOF, IN BLOCK 4, OF OCEAN BEACH,  
FLORIDA, PLAT BOOK 2, PG 38;  
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following modification to a condition of approval for variances associated with the construction of a rooftop addition on the existing building facing 3<sup>rd</sup> Street and a new 3-story structure at the north side of the property:

Condition number 5 of the Order dated October 3, 2008, requires that a full building permit for the project be obtained on or before April 3, 2010, within eighteen (18) months of the date of the hearing. The applicant is requesting a one (1) year extension of time to obtain a full building permit by April 3, 2011.

**D. MODIFICATION**

4.     **FILE NO. 2771**     **CARNEVALE, INC.  
607 LINCOLN ROAD, MIAMI BEACH  
LOT 4, LESS THE E. 47 FT.,;  
BLOCK 1, LINCOLN ROAD SUBDIVISION;  
PLAT BOOK 34, PG 111;  
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following modification to a condition of approval for a variance associated with the waiver of the minimum number

of seats required to serve beer, wine and liquor at an existing restaurant:

Condition number 4 of the Order dated October 6, 2000, requires that if there is any change in use or operation or ownership of the establishment, including but not limited to the establishment attempting to become either a bar or nightclub use, or in the event the restaurant use ceases to exist for any reason (except for temporary closure during a season or remodeling, both for a period up to six months), the variance shall automatically become null and void. The applicant is requesting to delete this condition to allow the transfer of the variance to 607 Lincoln Road, LLC.

**E. CONTINUED CASES**

5.     **FILE NO. 3457**     **WALGREEN CO.**  
                                  **4049 PINE TREE DRIVE**  
                                  **MIAMI BEACH, FLORIDA**  
                                  **(FOR LEGAL DESCRIPTION PLEASE**  
                                  **CONTACT THE PLANNING DEPT.)**

The applicant is requesting the following variance in order to sell/serve beer and wine at an existing Walgreens:

1.     A variance to waive 292 feet of the minimum required 300 foot separation between a business that sells alcoholic beverages and an existing religious institution, All Souls Episcopal Church, in order to sell alcoholic beverages for off-premise consumption within an existing Walgreens with a distance of 8 feet to the religious institution.
2.     A variance to waive 292 feet of the minimum required 300 foot separation between a business that sells alcoholic beverages and an existing educational facility, in order to sell alcoholic beverages for off-premise consumption within an existing Walgreens with a distance of 8 feet to the educational facility.

**F. NEW CASES**

6.     **FILE NO.3459**     **CHASE BANK / JP MORGAN CHASE**  
                                  **1025 71<sup>ST</sup> STREET**  
                                  **LOTS 40, 41, 42, 43, AND 44; BLOCK 10**  
                                  **OCEAN-SIDE-SECTION OF THE ISLE OF**  
                                  **NORMANDY, NORMANDY BEACH PROPERTIES**

**CORPORATION, PLAT BOOK 25, PG 60;  
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to permit the placement of a monument sign:

1. A variance to waive 8'-9" of the minimum required setback of 10'-0" from the front property line to locate a monument sign at 1'-3" from the south property line, facing 71<sup>st</sup> Street.

7. **FILE NO.3460**      **CHASE BANK / JP MORGAN CHASE  
1801 ALTON ROAD  
A PORTION OF: THE EAST 50 FEET OF LOT 6,  
LOT 10, LESS THE NORTH 2.8 FEET THEREOF,  
AND LOT 11, IN BLOCK 11 OF "ISLAND VIEW  
SUBDIVISION", PLAT BOOK 6, PG 115;  
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to change copy on an existing non-conforming monument sign:

1. A variance to waive 2'-10" of the minimum required setback of 10'-0" in order to change copy on the existing non-conforming monument sign currently located at 7'-2" from the north property line, facing 19<sup>th</sup> Street.
2. A variance to waive all of the minimum required setback of 7'-6" at the interior side in order to retain the non-conforming monument sign up to the west property line.

8. **FILE NO.3461**      **BOBBY FLINN  
1150 71<sup>ST</sup> STREET  
LOT 11, BLOCK 11, OCEAN-SIDE-SECTION  
OF THE ISLE OF NORMANDY,  
PLAT BOOK 25, PG 60;  
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to provide two parking spaces within the required front yard of an existing multifamily building:

1. A variance to waive 15'-11" of the minimum required front yard setback of 20'-0" from the front property line in order to provide two off-street parking spaces at 4'-1" from the front property line.
2. A variance to waive 4" of the minimum required interior side yard setback of 7'-6" in order to provide the required back-up space/drive aisle for the two parking spaces at 7'-2" from the east property line.

9. **FILE NO. 3463**      **MCZ / CENTRUM FLAMINGO III, LLC.  
1504 BAY ROAD  
MIAMI BEACH, FLORIDA  
(FOR LEGAL DESCRIPTION PLEASE  
CONTACT THE PLANNING DEPT.)**

The applicant is requesting the following variance in order to build a perimeter fence and gate facing west:

1. A variance to exceed by 2'-0" the maximum permitted fence and gate height of 5'-0" in order to build a perimeter fence and gate at 7'-0" high facing west (waterway).

**G. NEXT MEETING DATE**

July 12, 2010

**NOTE:**      **THE FLOOD PLAIN MANAGEMENT BOARD MEETING SHALL BEGIN  
AT THE CONCLUSION OF THE BOARD OF ADJUSTMENT AGENDA.**

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*In accordance with the Americans With Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding, persons with disabilities, or to request material in accessible format, contact the Board's administrator at (305)673-7550 no later than four (4) days prior to the proceeding. If hearing impaired or for sign language interpreters, telephone (305)673-7219 (TDD) five (5) days prior to the proceeding.*

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**MIAMI BEACH**

**PLANNING DEPARTMENT**

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**FLOOD PLAIN MANAGEMENT BOARD**  
**AGENDA**

**FRIDAY, JUNE 4, 2010**

**TO BE HEARD AT THE CONCLUSION OF THE BOARD OF ADJUSTMENT**  
**MEETING**

City Hall - 1700 Convention Center Drive, Commission Chambers - Third Floor  
Miami Beach, Florida 33139

1. **FILE NO. FP10-07**                      **VENFIELD MIAMI, LLC.**  
   **4343 NORTH BAY ROAD**  
   **LOTS 5 & 6 AND SOUTHWESTERLY**  
   **6 ½ FT. OF LOT 4, , BLOCK 6 OF**  
   **NAUTILUS SUBDIVISION;**  
   **PLAT BOOK 8, PG 95;**  
   **MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting a variance to waive the minimum required base flood plain elevation for the existing structure.

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